

AGENDA

TUSAYAN PLANNING AND ZONING COMMISSION

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Tuesday, June 26, 2012 @ 6:00 P.M.

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Planning and Zoning Commission and to the general public that the commission will hold a meeting open to the public on Tuesday, June 26, 2012 at the Tusayan Town Hall Building. The commission may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting Town Manager (928) 638-9909 as soon as possible.

PLANNING AND ZONING COMMISSION AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

**CHAIR GOSSARD
COMMISSIONER ANGAT
COMMISSIONER COOK**

**COMMISSIONER HEARNE
COMMISSIONER SANDERSON**

3. SWEARING IN OF NEW COMMISSIONERS

4. SELECTION OF A VICE CHAIR

5. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Members of the public may address the Commission on items not on the printed agenda. The Commission may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

6. ACTION ITEMS

Consideration and possible action on an application by Robert Petzoldt of the South Grand Canyon Sanitary District for approval of a shed in the Design Review Overlay Zone, DR02012-03; Assessor's Parcel No. 502-17-020B.

Consideration and possible action on an application by Clayann Cook of Wild West Restaurants, LLC for approval of a sign in the Design Review Overlay Zone, DRO2012-02; Assessor's Parcel No. 502-17-028.

Consideration and possible action regarding a request by RobbCO Construction

for a determination of eligibility for banner(s) to be allowed with a Temporary Use Permit in the CG-10,000 Zoning District.

Consideration and possible action on application by RobbCO
Construction for a Temporary Use Permit for banner signs in the
CG-10,000 Zoning District, TUP 2012-03, Assessor's Parcel No. 502-17-012E.

7. FUTURE AGENDA ITEMS
8. MOTION TO ADJOURN
9. RECONVENE INTO WORKSHOP ON PROPOSED UPDATE TO THE TUSAYAN ZONING CODE.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in
Tusayan, Arizona on this _____ day of June, 2012 at _____ p.m. in accordance with the
statement filed by the Tusayan Town Council.

DATED this _____ day of June, 2012

Signature of person posting the agenda

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or
other sound device, we ask that you silence it at this time to minimize disruption of today's
meeting.

ITEM NO. 6A

TOWN OF TUSAYAN STAFF REPORT

Date: June 26, 2012
To: Tusayan Planning and Zoning Commission
From: Richard Turner, AICP, Contract Planner
Subject: South Grand Canyon Sanitary District, Storage Building, DRO2012-03

ISSUE: Should the Planning and Zoning Commission approve a 60 by 40 foot storage building on the site of the community waste water treatment plant in accordance with the provisions of the Design Review Overlay Zone.

BACKGROUND: The property in question is an existing, operating wastewater treatment plant located on 8.17 acres at the west end of town. Coconino Wash runs from east to west along the southern edge of the property. The wash has been channelized to protect the facilities in the event of a flood. Two employee residences are located on the property. Most of the surrounding property is Forest Service land. Canyon Pines Mobile Home Park is located southeast of the facility.

Subject property is in the General Zoning District. On May 4, 2011 the Town Council approved Resolution No. 2011-05-04-01 which renewed the Conditional Use Permit (CUP) for a wastewater treatment plant and accessory structures on this site (CUP-10-052).

Earlier this month the Interim Community Development Director approved a minor modification of the CUP to allow the proposed storage building to be located on the site. That approval process is allowed and provided for in Section 20.3-13 of the Zoning Ordinance.

The applicant, South Grand Canyon Sanitary District, proposes to locate a pre-engineered, 60 by 40 foot metal storage building on the northeast side of the property. The building will be 20 feet high. It will be setback from the closest property line 25 feet. The building will be used to store plant equipment, parts and supplies. The walls and roof of the building will be painted buckskin tan. There is no public road on the northeast side of the property and the closest residences are several hundred feet south of the proposed storage building location.

DESIGN REVIEW OVERLAY (DRO) REVIEW: Section 13.10 of the Zoning Ordinance, Design Review Overlay Zone includes the following provisions:

"A. The provisions of this Section shall be applicable only to multiple-family developments, commercial or industrial establishments, and **public or semi-public uses** and all signing for such uses. "

Subject property is a semi-public use.

"C. All development or redevelopment described in Subsection A above, including buildings, structures, signs, landscaping, site layout and use relationships, to be located within the Design-Review Overlay

Zone shall be first approved under the provisions of this Section by the Planning and Zoning Commission prior to the letting of permits for and/or initiation of such development. Redevelopment shall include, but not be limited to, any remodeling or change in appearance of the exterior of any structure, or the appearance of any site. "

This means that all new structures shall be reviewed against the provisions of the DRO. The DRO guidelines that apply include the following:

1. External building materials should be predominantly those that fit the natural landscape such as native stone, logs, wood, broken-faced block, exposed aggregate concrete, and stucco. The use of other materials such as synthetic or reprocessed stone and wood may be considered, but will require that information be provided regarding manufacturing specifications, product samples, and examples of where the product has previously been utilized.

The proposed building will be made of metal, which does not appear to comply with the guidelines. However, the building will be in a remote location and is not likely to be seen by the public.

2. Earth tone colors that blend with local soils and vegetation are highly desirable. Various shades of browns and tans, subtle greens, as well as sandstone and limestone are encouraged. Bright colors such as oranges, limes, aqua blue, and white, which call undue attention to the buildings, are discouraged. Color schemes should be coordinated to complement the architectural style and mass of the buildings.

The building will be painted buckskin tan, which would appear to be consistent with the guidelines.

3. Roofs must meet the color requirements of the building. Aluminum, white, or reflective roofs are not acceptable. Screening of mechanical equipment is encouraged to maintain desirable aesthetic quality from street level or from adjacent structures.

The roof will be painted to match the color of the building.

Staff does not object to the approval of this metal building. Given the remote location of the storage building, staff is of the opinion that the Commission can determine that the proposed development conforms to the applicable guidelines.

FISCAL IMPACT: There is no fiscal impact to the Town with regard to this application.

RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve this request by the South Grand Canyon Sanitary District, DRO2012-03, for a 60 by 40 foot storage building to be built on the site of their existing wastewater treatment plant. Development shall comply with the application, plans and provisions in a letter dated May 24, 2012 from the applicant.

Attachments: DRO Application, Plot Plan, Building Elevations and letter dated May 24, 2012 from the Applicant

PO Box 3055
Grand Canyon, AZ 86023
928-638-0906 phone/fax

**South Grand
Canyon Sanitary
District**

May 24, 2012

TOWN OF TUSAYAN

RE: Storage Building

To whom it may concern, we at the South Grand Canyon Sanitary District are proposing to build a 60' X 40' pre engineered metal building. It will be located on the north west end of the property, 25' in from the property line between the sanitary district and the national forest. The nearest public road, sidewalk, or private land is about 500 yards away from the new building site. The color of the building is buckskin tan, walls and roof.

If you have any questions please contact Robert Petzoldt at 928-638-0906, or at sgcsd2000@yahoo.com

Sincerely
South Grand Canyon Sanitary District

Town of Tusayan
Design Review Overlay Application

Contact Information

Willdan Engineering 1440 East Missouri Avenue Ste. C-170
Phoenix, Arizona 85014
Phone (602)395-7531 - Fax (602) 870-7601
ganderson@willdan.com

APPLICANT

Name SOUTH GRAND CANYON SANITARY DISTRICT
Mailing Address P.O. Box 3055
TUSAYAN AZ 86023
Contact Person ROBERT DETZLOT
Phone 928-638-0906 Fax SAME
Email SLCSO2000@YAHOO.COM

PROPERTY INFORMATION

Assessor's Parcel # 520-17-0203
Subdivision _____
Unit # _____ Lot # _____
Address/Location 550 RECLAIM LN
GRAND CANYON AZ 86023
Existing Zoning _____
Existing Land Use _____
Proposed Land Use _____
Lot Size _____

OFFICE USE ONLY

Received By: _____ Date: _____
Receipt #: _____ Fee: _____
Case #: _____
Related Cases: _____

SUBMITTAL CHECKLIST

☒ \$400 non-refundable filing fee.

The purpose of this fee is to pay for legal noticing and application processing.

☒ Pre-application meeting with a staff planner of the Town of Tusayan.

Date met with staff for pre-application _____

☒ A typewritten list of names and addresses of all property owners within 300 feet of subject property.

☐ Fifteen copies of each of the following plans and drawings:
(See reverse for detailed requirements)

☒ Site Plan

☐ Signage Plan

☐ Landscape Plan

☐ Lighting Plan

☐ Architectural Drawings

☐ Grading and Drainage Plans

All materials must be folded to fit in a legal-size file (8"x14") and labeled so that the applicant's name and project location are visible.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the City of Tusayan access to the subject property during the course of project review.

No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant _____

Date 5/31/12

Signature of Property Owner (if not the applicant) _____

Date _____

COMMISSION ACTION

____ Approved with Conditions (see attachments)

____ Denied

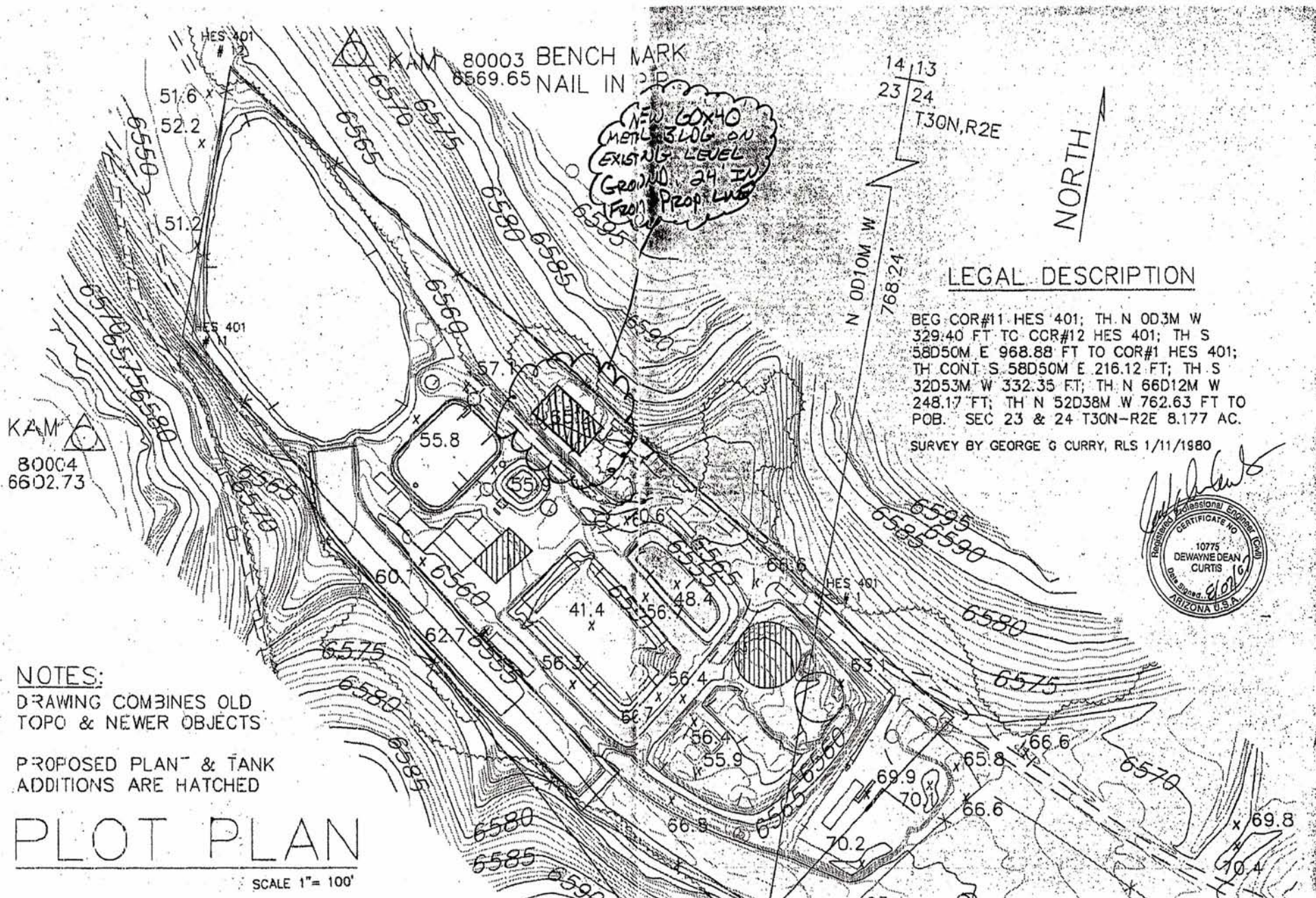
Resolution #: _____ Date: _____

BOARD ACTION

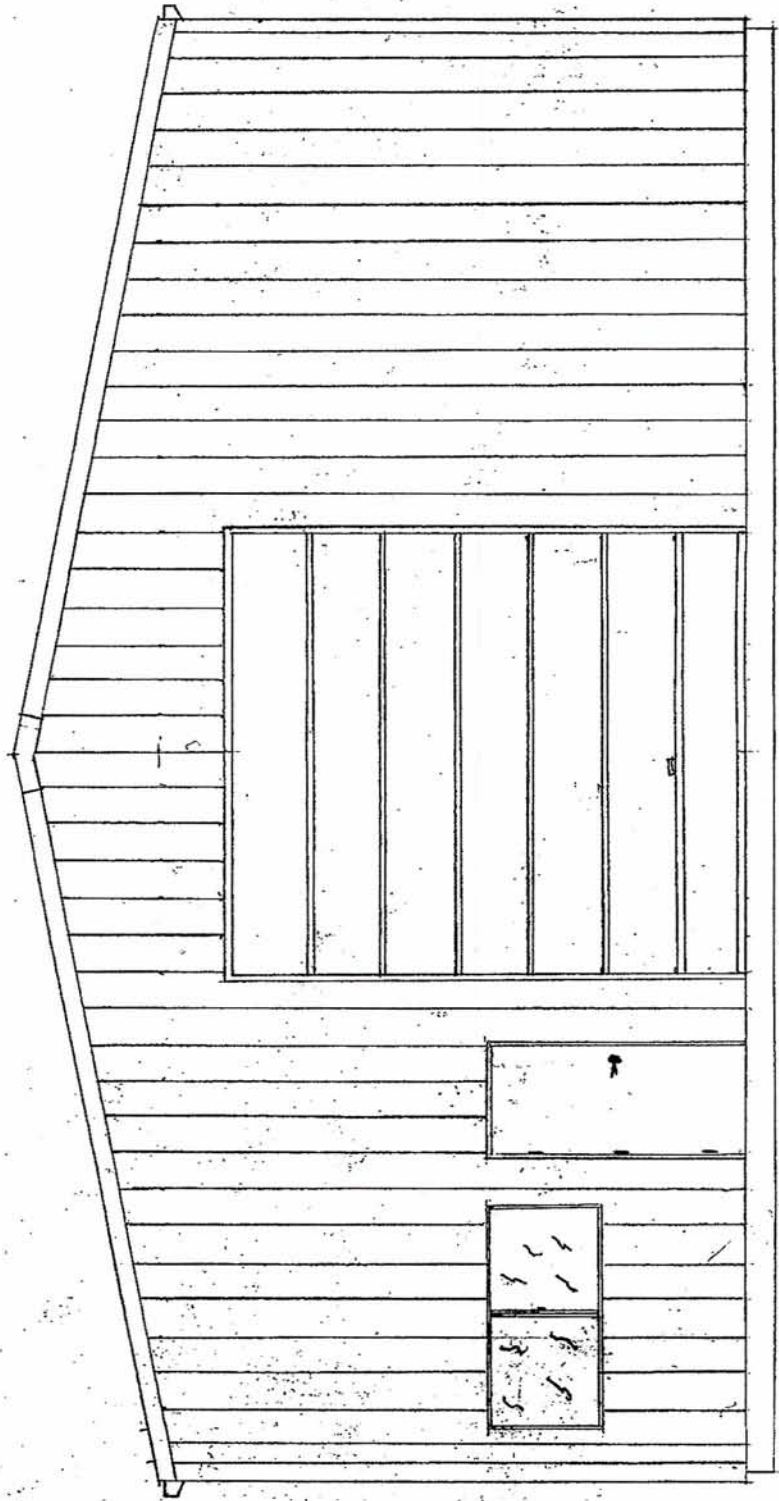
____ Approved with Conditions (see attachments)

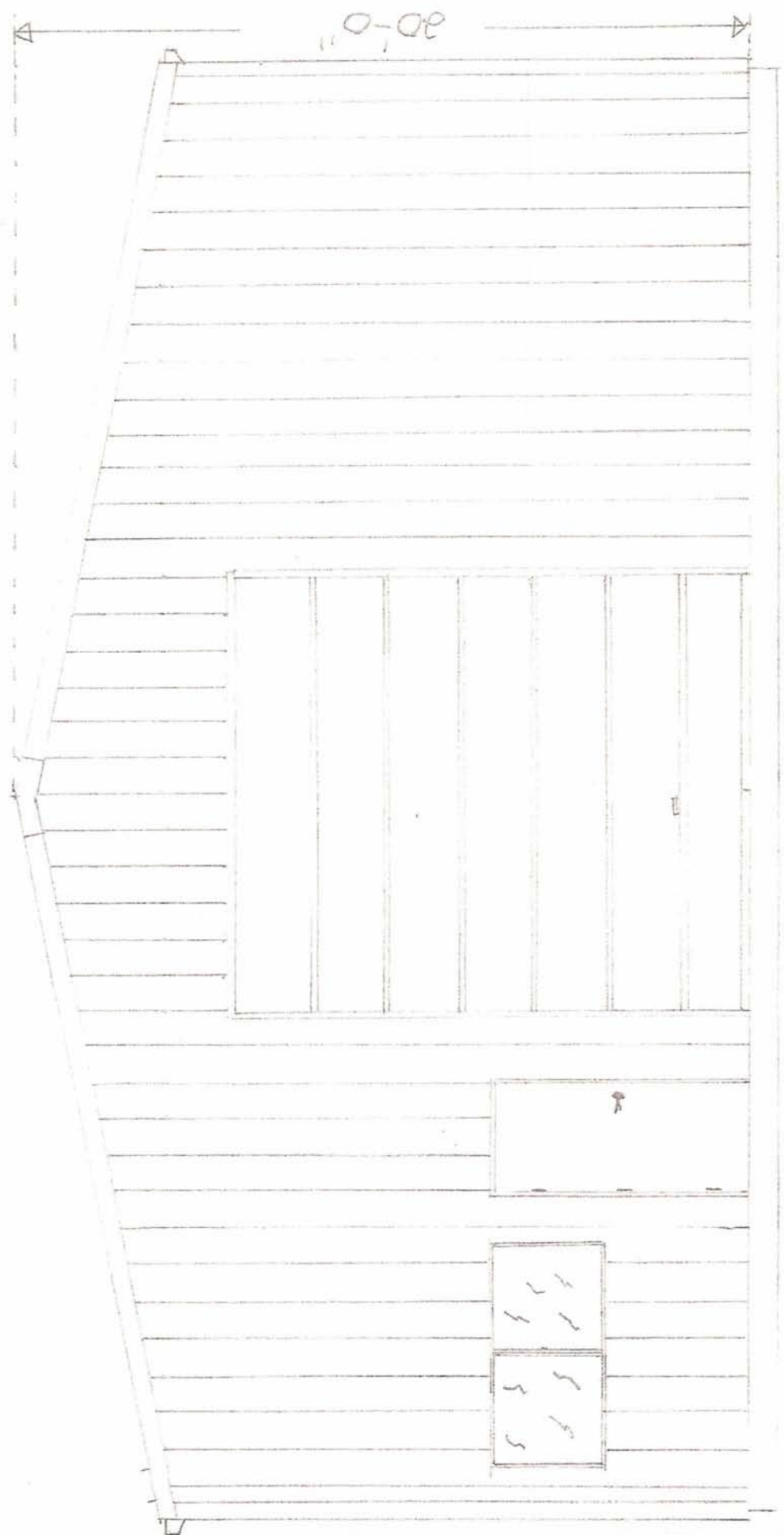
____ Denied

Resolution #: _____ Date: _____



$\frac{1}{4} = 1'$





ITEM NO. 6B

TOWN OF TUSAYAN STAFF REPORT

Date: June 26, 2012

To: Tusayan Planning and Zoning Commission

From: Richard Turner, AICP, Contract Planner

Subject: Wild West Restaurants LLC, Sign Approval Request, DRO2012-02

ISSUE: Should the Planning and Zoning Commission approve a 73 square foot wall sign on the Grand Canyon Dinner Theatre building in accordance with the provisions of the Design Review Overlay Zone.

BACKGROUND: The property in question is located at 395 Highway 64 in Tusayan. The property is occupied by a commercial building that has recently been remodeled for use as a restaurant. It is known as the "Grand Canyon Dinner Theatre". A certificate of occupancy has recently been issued for this use on the site.

On May 26, 2009 the Coconino County Planning and Zoning Commission approved Conditional Use Permit application CUP-09-017 on this property. The approval of that application authorized the development of subject property as a western museum with retail uses and 4 employee housing units. The building has since been remodeled as a restaurant with regularly scheduled live entertainment. Original signage for the museum was approved as part of the CUP.

DISCUSSION AND ANALYSIS: Subject property is approximately one acre in size and is located on the east side of Highway 64. The proposed sign will face Highway 64. It will be mounted above the main entrance, below the roof. The applicant is allowed a 75 square foot sign on this wall of the building. The proposed wall sign is 73 square feet.

There are two other smaller wall signs on the building, one of the north face and one on the south face. These signs will not change in terms of location or size.

DESIGN REVIEW OVERLAY (DRO) REVIEW: Section 13.10 of the Zoning Ordinance, Design Review Overlay Zone includes the following provisions:

"A. The provisions of this Section shall be applicable only to multiple-family developments, commercial or industrial establishments, and public or semi-public uses **and all signing** for such uses.

C. All development or redevelopment described in Subsection A above, including buildings, structures, **signs**, landscaping, site layout and use relationships, to be located within the Design-Review Overlay Zone shall be first approved under the provisions of this Section by the Planning and Zoning Commission prior to the letting of permits for and/or initiation of such development. Redevelopment shall include, but not be limited to, any remodeling or change in appearance of the exterior of any structure, or the appearance of any site. "

This means that all **new** signage shall be reviewed against the provisions of the DRO. The DRO section on signs includes the following:

"4. Signs with highly reflective surfaces or bright metal shall not be permitted"

"9. Signs shall utilize and emphasize the same materials specified in the DRO for buildings. Colors such as 'day-glo' shall be prohibited. Signs and the color of signs shall be compatible and consistent with the architectural style of the building or portion thereof to which it relates."

The DRO section on materials and color states that earth tone colors are highly desirable. "Various shades of browns and tans, subtle greens as well as sandstone and limestone are encouraged. Bright colors which call undue attention to the buildings are discouraged."

These are the guidelines against which the proposed sign should be evaluated. The sign surface does not appear to be highly reflective. Proposed colors are yellow, orange and a darker orange for the logo. These are not bright, contrasting colors and appear to be compatible with the natural colors of the building and trim. Staff believes the Commission can make a determination that the proposed sign conforms to the applicable design guidelines.

FISCAL IMPACT: There is no fiscal impact to the Town with regard to this application.

RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve DRO2012-02, a request by Wild West Restaurants, LLC for a 73 square foot wall sign for the Grand Canyon Dinner Theatre building located at 395 Highway 64 in Tusayan subject to compliance with the requirements of Section 17.7 of the Zoning Ordinance, "Special Requirements, Outdoor Advertising Signs".

Attachments: DRO Application, Sign Permit Application and Sign Plan

TOWN OF TUSAYAN

Contact Information
Willdan Engineering

P (602) 395-7532
F (602) 870-7601

E (rbrooks@willdan.com)
(lstump@willdan.com)

SIGN PERMIT APPLICATION

PROPERTY OWNER

Applicant Name Wild West Restaurants, LLC
Business Name Grand Canyon Dinner Theatre
Mailing Address 12515 Willows Rd NE
Suite 200
Kirkland, WA 98034

Contact Person Keat Halverson
Phone 425-658-1500 Fax 425-658-1501
Email Keat@halversonconstruction.com

APPLICANT (if not the property owner)

Applicant Name Northern Arizona Signs for GCDT
Business Name Grand Canyon Dinner Theatre
Mailing Address P.O. Box 3665
Grand Canyon, AZ 86023

Contact Person Clay Ann Cook
Phone 928-606-0522 Fax _____
Email clayann.cook@canyouflighttrading.com

INVENTORY OF EXISTING & PROPOSED SIGNS

Use worksheet on reverse to calculate.

	Total Number	Total Square Footage
Existing Signs <i>Not</i> to be Changed	<u>2</u>	<u>70.36</u>
Signs to be Modified (<i>Removed</i>)	<u>1</u>	<u>54.25</u>
Proposed New Signs	<u>1</u>	<u>73.0</u>

SUBMITTAL CHECKLIST

- ☐ \$50 non-refundable filing fee.
- ☐ Two copies of a plan showing the dimensions, advertising copy, materials, and colors of the proposed sign(s).
- ☐ Two copies of a site plan of the property showing the location of all existing and proposed sign(s).
- ☐ Size, type, and illumination description of all existing and proposed signs on subject property. (See reverse)
- ☐ For new construction, a separate building permit.

☐ For illuminated signs, a separate electrical permit.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Department of Community Development access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

[Signature] Date 5/15/12

Signature of Property Owner (if not the applicant)

Date _____
CONTRACTOR INFORMATION Northern
Name F&N Enterprises, Inc., dba Arizona Signs

Contact Person Phil Keese / 20213182138
Phone 928-779-2008 x200 Fax 928-779-2038

PROPERTY INFORMATION

Assessor's Parcel # 50217028
Subdivision HES

Unit # _____ Lot # _____
Address/Location 395 State Route 64
Tusayan, AZ 86023

Zoning Commercial/Mixed

OFFICE USE ONLY

Received By _____ Date _____

Receipt # _____ Fee _____

Case # _____

Related Cases _____

DIRECTOR ACTION

☐ Approved with Conditions (see attachments) ☐ Denied

Action By _____ Date _____

Expiration _____

TOWN OF TUSAYAN

Contact information
Willdan Engineering

P (602) 395-7532
F (602) 870-7601

E (rbrooks@willdan.com)
(lstump@willdan.com)

Sign Permit Inventory Worksheet

INVENTORY OF EXISTING SIGNS, MODIFICATIONS, AND NEW CONSTRUCTION

Sign	Existing Size			Proposed Size			Type	Illumination		
	Existing, no change Modification of existing New construction	Width (in inches)	Height (in inches)	Total Square Footage	Width (in inches)	Height (in inches)		Total Square Footage	Freestanding Wall-mounted Other—specify	None Internal External
1	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	149"	34"	35.18	x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
2	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	149"	34"	35.18	x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Removed 3	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	186"	42"	54.25	x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
#4 replaces #3 4	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	141"	54.5"	73.0	x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
5	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
6	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
7	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
8	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
10	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
11	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
12	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
13	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
14	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
15	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	x	=		x	=		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

Total Square Footages of all Signs 143.36

DESIGN REVIEW OVERLAY APPLICATION

APPLICANT

Name WILD WEST RESTAURANTS LLC
Mailing Address PO Box 3665
GRAND CANYON AZ 86023
Contact Person Clayann Cook
Phone 928-606-0522 Fax 928-638-3279
Email Clayann@GRANDCANYONTHEATRE.COM

PROPERTY INFORMATION

Assessor's Parcel # 50217028
Subdivision _____
Unit # _____ Lot # _____
Address/Location Bldg 395 STATE ROUTE 64
TUSAYAN - GRAND CANYON AZ
86023
Existing Zoning CG10000
Existing Land Use RESTAURANTS
Proposed Land Use N/A
Lot Size _____

SUBMITTAL CHECKLIST

☒ \$400 non-refundable filing fee.

The purpose of this fee is to pay for application processing.

☐ Pre-application discussion with Town planner

☐ Fifteen copies of each of the following plans and drawings:
(See next page for detailed requirements)

☐ Site Plan

☒ Signage Plan

☐ Landscape Plan

☐ Lighting Plan

☐ Architectural Drawings

☐ Grading and Drainage Plans

All materials must be folded to fit in a legal-size file (8"x14") and labeled so that the applicant's name and project location are visible.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Town access to the subject property during the course of project review.

No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Clayann Cook Date 5/21/12

Signature of Property Owner (if not the applicant)

Ellen H. Hoverson Date 5/21/12
Clayann Cook

OFFICE USE ONLY

Received By R Turner Date 5/21/12

Receipt # _____ Fee \$400⁰⁰/₁₀₀

Case # DRO 2012-02

Related Cases _____

COMMISSION ACTION

☐ Approved with Conditions (see attachments)

☐ Denied

Resolution # _____ Date _____

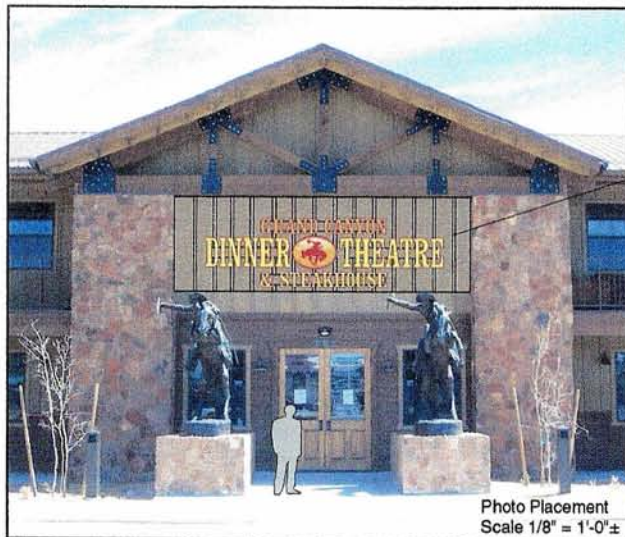
BOARD ACTION

N/A

☐ Approved with Conditions (see attachments)

☐ Denied

Ordinance # _____ Date _____



20'(w) x 6'(h) new furred wall
with board/batten siding

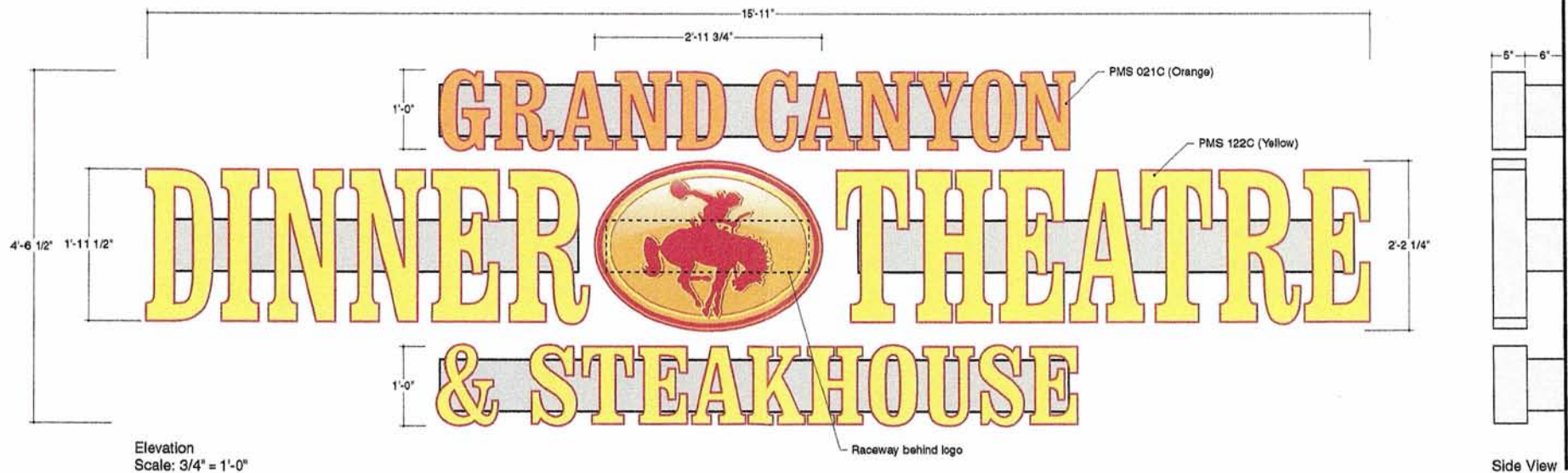
SIGN #4
73.0 sq.ft.

Pan Channel Logo & Letters
Quantity = 1 set

LETTERS: 5" deep aluminum pan channel letters with red returns and red 1" trim cap.
3/16" translucent white acrylic faces with surface applied custom digitally printed vinyl to match PMS 021C(Orange & 122C (Yellow).
Internally illuminated using White LED's with LED power supply inside raceway.
8"H x 6"Dx .063" aluminum raceway painted to match furred wall with siding - EXACT COLOR TBD.
PHOTO CELL PROVIDED ON TOP OF RACEWAY

LOGO: 10" deep aluminum pan channel logo with black returns and black 1" trim cap.
3/16" translucent white acrylic face with surface applied digitattly printed translucent vinyl logo.
PMS 021C (Orange), 122C (Yellow), 187C (Red) and 175C (Brown/Orange).
Internally illuminated using White LED's with LED power supply inside raceway.
8"H x 6"Dx .063" aluminum raceway painted to match furred wall with siding - EXACT COLOR TBD.

NOTE: Northern Arizona Signs to connect sign to provided power at sign location.



page:

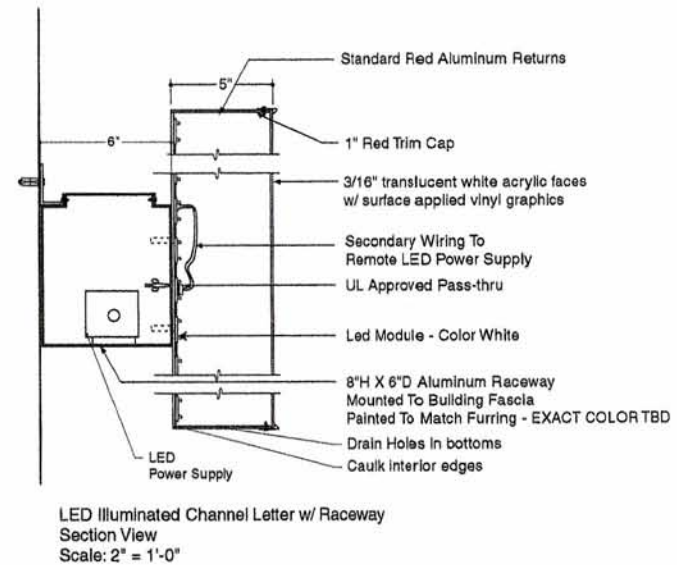
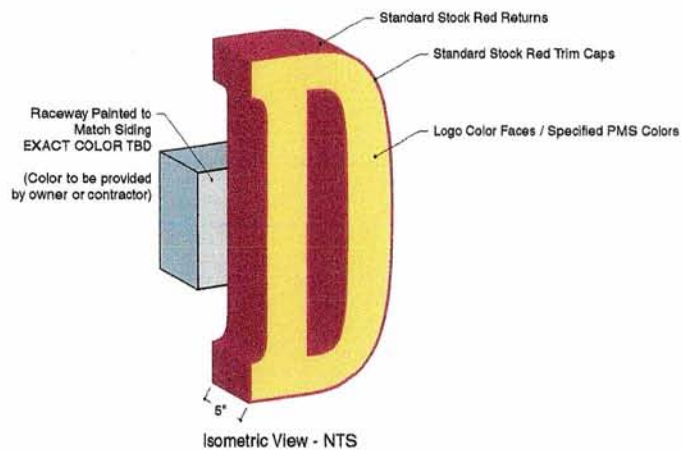
1
2

job: 12-050803
date: 5/14/12
rev.: 00/00/11
rev.: 00/00/11
drawn by: DR

Grand Canyon Dinner Theatre Channel Letters
Tusayan, Arizona

© 2012 - F & N Enterprises, Inc., d.b.a. Northern Arizona Signs. Fabrication information shown here is the exclusive property of F & N Enterprises, Inc., d.b.a. Northern Arizona Signs and may not be used for fabrication by anyone without authorization from an officer of F & N.

NOAZ
NORTHERN ARIZONA SIGNS
1214 W. Kalbath, Flagstaff, Arizona 86001
(928) 779-2008 / Fax: 779-2038 / email@noaz.com



ITEM NO. 6C

TOWN OF TUSAYAN STAFF REPORT

Date: June 26, 2012

To: Tusayan Planning and Zoning Commission

From: Richard Turner, AICP, Contract Planner

Subject: Temporary Use Permit No. TUP2012-03, Banner Signs at National Geographic Visitors Center

ISSUE: This is a request by RobbCo Construction for approval of a temporary use permit for two temporary banner signs at the National Geographic Visitors Center.

BACKGROUND: The application and supporting documentation are included with this report. The request is for two temporary banner signs. The first banner sign will be located on one face of an existing free standing sign (as shown on exhibit "A", Photo No. 2). The second banner sign is a wall sign which would be located on the south side of the building (exhibit "B"). The purpose of the signs is to "test visibility and readability through the end of this tourist season" which the applicant states will be the end of October, 2012.

This is the second of two items on this agenda regarding the applicant's proposal. The first item is the determination by the Planning and Zoning Commission of whether a banner sign, any banner sign, can be allowed as a temporary use by means of a temporary use permit. This item is the consideration by the Commission of the application for Temporary Use Permit for two banner signs at the National Geographic Visitors Center, TUP2012-03. The Commission would only consider this application, TUP2012-03, if they determine that 1) a banner sign is similar to other temporary uses and can be allowed by temporary use permit in CG-10,000 Zoning and 2) the Planning and Zoning Commission, rather than the staff, should issue the temporary use permit.

ANALYSIS: The banner sign to be located on one face of the existing free standing sign is acceptable. This proposed banner sign would not increase the overall sign area on the site. The other banner sign that is proposed to be located on the south wall of the building is too large to be approved. The maximum allowed size for any one wall sign is 75 square feet. The proposed banner wall sign is 150 square feet. The applicant notes that the size of this sign is consistent with the proposed changes to the sign regulations and he is correct. However, these changes have not yet been approved and until they are, the existing regulations apply. A banner wall sign that complies with Zoning Ordinance requirements would be acceptable at this location.

The application has been reviewed against the performance standards in Section 14.1-2 of the Zoning Ordinance. The proposal does not conflict with any of the standards.

Due to the 15 day appeal period that is part of the similar use determination with regard to banner signs (the preceding item on this agenda), the effective date of a temporary use permit approved at this meeting would be July 11, 2012. An expiration date of October 31, 2012 would not be unreasonable.

Staff has determined that as a temporary use, the banner signs would not be subject to a formal DRO approval process. That being the case, staff believes that the colors used for the banner signs are not inconsistent with the Design Review Guidelines.

FISCAL IMPACT: There is no fiscal impact to the Town with regard to this request.

RECOMMENDATION:

Provided that the Commission has determined that banner signs are eligible for approval as a temporary use and provided that the Commission has also determined that it is the body that will approve any temporary use permit application for banner signs then it is recommended that this application, TUP2012-03, a request to permit two temporary banner signs in the CG-10,000 Zoning District be approved subject to the following requirements and conditions:

- a. Development in accordance with the application for TUP2012-03, the letter from RobbCo Construction dated June 13, 2012 and Exhibits A and B, except as otherwise indicated below.
- b. The size of the banner signs shall comply with the existing Zoning Ordinance regulations for signs, Chapter 16.
- c. The effective date of the temporary use permit shall be July 11, 2012 and it shall expire on October 31, 2012.
- d. The property owner shall be responsible for maintaining the banner signs in good condition and shall promptly replace or repair any damaged sign.

Attachments: Application, Letter from RobbCo Construction and Exhibits A and B



ROBBCO CONSTRUCTION
Consulting - Contracting - Service

ROC KB-1233891

Planning and Zoning Commission
Town of Tusayan
450 Mustang Dr.
Tusayan, AZ 86023

6/13/12

SUBJECT: Request That The Planning and Zoning Commission Consider Temporary Banner Signs As Eligible For Consideration For A Temporary Use Permit.

To whom it may concern,

RobbCo Construction, on behalf of the National Geographic Visitors Center is requesting the Planning and Zoning Commission consider a temporary use permit (TUP) for two banner signs that we would like to temporarily install on the National Geographic Visitors Center. Our goal in utilizing banners is to test the overall visibility and readability of the signs we are wishing to make a permanent part of our facility. We request that these two banners be allowed to remain in place through the end of the tourist season for the Town of Tusayan and the Grand Canyon Visitors Center. We anticipate the banners would remain in place through the end of October 2012. The location and description of the temporary banners would be as follows:

- The free standing/pylon sign, photo #1 on exhibit "A", would be temporarily covered with a banner as shown on photo #2 exhibit "A". We only plan on placing the banner on the south facing side within the signs existing square footage. We would like to install this temporary banner to test visibility and readability through the end of this tourist season. If we approve of the visibility and readability of the banner we will apply for our regular sign permits and order the permanent signs to replace the banners.
- The wall sign on the south side of the building is shown on photo #1 of exhibit "B". This banner is 150 sq.ft. in size. The square footage of the proposed temporary sign complies with the newly revised Town of Tusayan ordinances (awaiting final approval) and again will be temporarily placed to test visibility and readability through the end of the tourist season, prior to ordering the final permanently installed sign.

We feel that allowing banners under temporary use permits will be a great benefit to all businesses in the area and the use of a TUP for these types of signage/banners will be an overall benefit the Town of Tusayan if properly controlled.

*593 S. Carol Dr.
Williams, AZ 86046
PH: (928) 635-4702
Fax: (928) 635-4564*



ROBBCO CONSTRUCTION
Consulting - Contracting - Service

ROC KB-1233891

If you need additional information from us or have any questions please feel free to contact me at (928) 607-4597.

Sincerely,

Robb Baldosky
President

593 S. Carol Dr.
Williams, AZ 86046
PH: (928) 635-4702
Fax: (928) 635-4564

TOWN OF TUSAYAN

Contact information
Willdan Engineering

P (602) 395-7532
F (602) 870-7601

E (nbernoski@willdan.com)
(rbrooks@willdan.com, lstump@willdan.com)

TEMPORARY USE PERMIT APPLICATION

APPLICANT

Name NATIONAL GEOGRAPHIC VISITORS CENTER

Mailing Address PO Box 3309

Hwy 64 / US Hwy 180

Grand Canyon, AZ 86023-3309

Contact Person JANET ROSENER

Phone 928-638-2468 Fax 928-638-2807

Email JROSENER@DQVCANYON.COM

PROPERTY INFORMATION

Assessor's Parcel # 502-17-012E

Subdivision PORTION HES 401 SECTION 24

Unit # _____ Lot # _____

Address/Location _____

450 STATE ROUTE 64

Grand Canyon, AZ 86023

Zoning COMMERCIAL - GENERAL

Existing Land Use COMMERCIAL

Lot Size 0.63 ACRES

TEMPORARY USE PERMIT REQUEST

Please provide a detailed description of the request, including proposed dates and times of operation.

REQUESTING A TEMPORARY USE PERMIT
FOR 2 BANNER SIGNS AT THE NATIONAL
GEOGRAPHIC VISITORS CENTER. THE FIRST BANNER
IS TO BE PLACED ON THE SOUTH FACE OF THE
EXISTING FIXED SIGN IN FRONT OF THE NGVC.
THE BANNER IS THE SAME SIZES EXISTING
SIGN. THE 2ND BANNER TO BE PLACED ON
THE SOUTH FACING WALL OF THE THEATER.
BOTH ARE TEMPORARY THROUGH THE END OF
THE SEASON (OCT 2012). THE BANNERS ARE
BEING PLACED TO TEST VISIBILITY + RESPONSIBILITY
BEFORE TO ORDERING PERMANENT SIGNS.
PHOTOS ARE ATTACHED.

SUBMITTAL CHECKLIST

☒ \$40 non-refundable filing fee.

A \$100 fee is required for requests necessitating a hearing before the Planning and Zoning Commission.

☒ Two copies of the proposed site plan—*scaled and adequate dimensioned*—detailing property boundaries; existing improvements and uses; proposed improvements and uses method of sewage disposal; and any proposed signs.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Department of Community Development access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Rosener Date 6/14/12

Signature of Property Owner (if not the applicant)

Date _____

OFFICE USE ONLY

Received By _____ Date _____

Receipt # _____ Fee _____

Case # _____

Related Cases _____

DIRECTOR ACTION

☐ Approved with Conditions (see attachments) ☐ Denied

Action By _____ Date _____

Expiration _____

NATIONAL GEOGRAPHIC VISITORS CENTER

Banners

Exhibit "A"

Photo #1



Photo #2

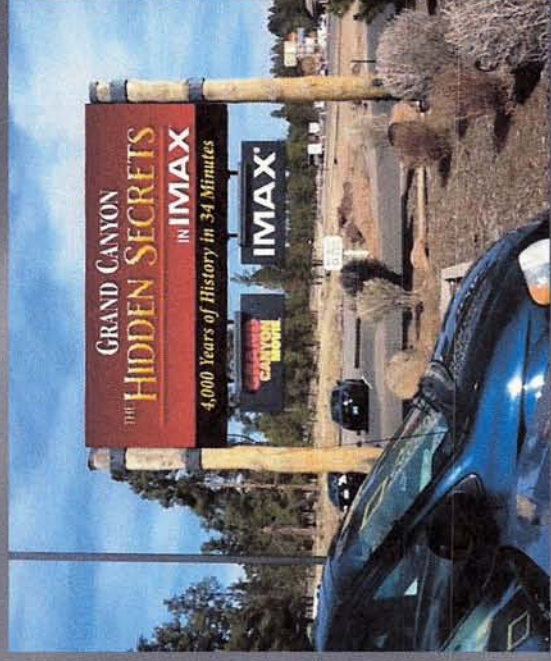
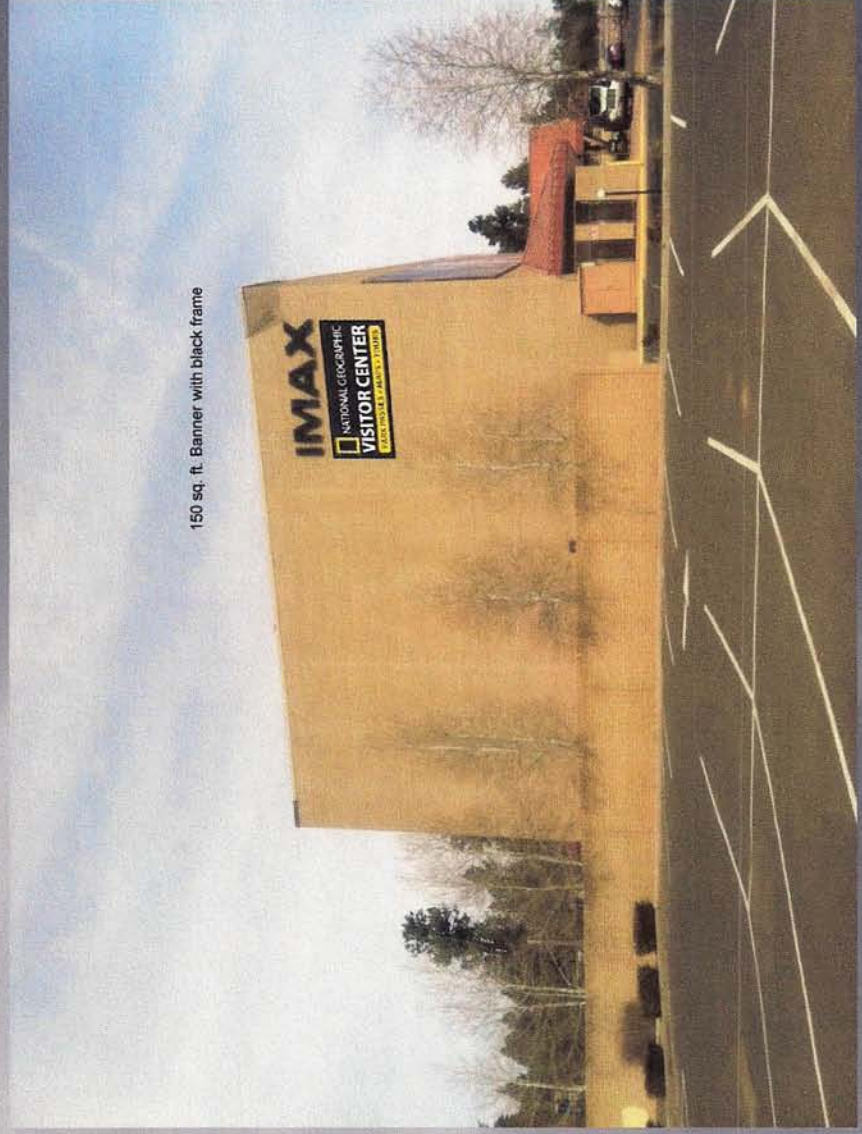


Exhibit "B"

Photo South Wall Banner



150 sq. ft. Banner with black frame

**PLANNING AND ZONING
WORKSHOP ON ZONING ORDINANCE**

TOWN OF TUSAYAN STAFF REPORT

Date: June 26, 2012

To: Town of Tusayan Planning and Zoning Commission

From: Richard Turner, AICP, Town Planner

Subject: Comprehensive Revisions to the Town of Tusayan Zoning Ordinance

ISSUES: Should the Town amend its Zoning Ordinance to provide correct references for review and approval authorities? Should changes be made to add and/or delete certain sections to be more consistent with state law? Should additional changes be made to reduce the number of uses subject to approval as Conditional Use Permits? Should new, updated outdoor lighting regulations be approved? Should design review guidelines from the Design Review Overlay Zone be included in the Zoning Ordinance?

BACKGROUND: The Town of Tusayan adopted the Coconino County Zoning Ordinance as its Zoning Ordinance after incorporation. In the time that has followed, the problems associated with using what is essentially a county zoning regulation for the purpose of a town zoning regulation have become evident. Accordingly, and with the support of the Council and Town Manager, staff has undertaken the task of revising the Zoning Ordinance to better suit the needs of a town and specifically, the Town of Tusayan.

This is the first Planning and Zoning Commission workshop on the changes to the Zoning Ordinance. Six workshops have already been held on this topic either by the Town Council or by the Council and the Planning and Zoning Commission (joint workshops). Previous workshops were held on December 14, 2011, January 9, 2012, February 8, 2012, February 22, 2012, March 6, 2012 and April 3, 2012.

DISCUSSION AND ANALYSIS:

This staff report will provide an overview of changes proposed to the Zoning Ordinance. Included with the staff report is a copy of the Zoning Ordinance that incorporates all of the proposed changes.

All sections of the Ordinance have been revised to reflect the fact that this will be a Town regulation and no longer a County regulation. These changes include the following:

1. "Director of Community Development" to "Town Manager or Designee"
2. "Coconino County" or "County" to "Town of Tusayan" or "Town"
3. "Board of Supervisors" or "Board" to "Town Council" or "Council"
4. "Coconino County General Plan" to "Tusayan Area Plan"
5. "Department of Community Development" to "Town Staff"

SECTIONS 1 THROUGH 6:

No significant changes are proposed to these sections.

SECTION 7: ENFORCEMENT

This section has already been updated by the Town. Only a few additional changes are proposed. These include a clarification of the duties of the Hearing Officer (7.1.A) and corrected references to a Statute and other sections of the regulation (7.0.B, 7.3.A.2, 7.3.B.1, 7.4.C and 7.5.B).

SECTION 8: DEFINITIONS

The following definitions are proposed to be changed:

Campground: Changed to include long term use and use by tents, travel trailers and park models.

Manufactured Home: Changed to clarify that a park model is not a manufactured home.

Manufactured Home Park: Changed to include park models and delete reference to mobile homes.

Manufactured Home Space: Changed to include manufactured home park.

Mobile Home: Changed to clarify that a park model is not a mobile home.

Structure: Changed to include manufactured homes.

Travel Park or Court: Changed to include park models.

Wholesale: Changed to clarify distinction between retail and wholesale businesses.

Zoning Administrator: This definition has been added.

SECTION 9: GENERAL, AGRICULTURAL RESIDENTIAL AND RURAL RESIDENTIAL ZONES

Changes are proposed to the "Purpose" section wording that are more in keeping with a town ordinance (9.0).

The setback from the National Forest boundary (side or rear yard setback) is proposed to be reduced to 80% percent of the required setback, but not less than 5 feet (9.3.B).

Mobile home has been dropped from the list of permitted uses and park model has been added (as a conditional use) (9.1.A).

Some agricultural uses are changed from “permitted” to “conditional” uses and public parks are changed to a “permitted” use (9.1.B and 9.1.C).

The allowance for rehabilitated mobile homes in the G and AR Zones has been eliminated (9.3.A.3).

A park model has been added as an option for a temporary residence, subject to the issuance of a Temporary Use Permit (9.3.A.5).

SECTION 10: RESIDENTIAL ZONES

Mobile homes will no longer be permitted in remote areas on large parcels (10.2.A.4).

The setback from the National Forest boundary (side or rear yard setback) is proposed to be reduced to 80% percent of the required setback, but not less than 5 feet (10.2.B).

SECTION 11: COMMERCIAL ZONES

Many changes are proposed to the “Permitted and Conditional Uses” Section (11.1). Listed land uses are either not allowed, permitted by right or require approval of a conditional use permit in one or more of the three commercial zoning districts. The proposed changes take many uses from a CUP classification to a permitted use classification.

There are other changes such as the following: Auction house are now listed twice, one with indoor sales/display and the other allowing outdoor sales/display. Wholesale bakeries and ceramic studios with outdoor kilns will not be allowed in the CG zone. A solid waste haulers yard will only be allowed in the CH zone with a CUP. Self service laundries will be added to the list of uses as a permitted use in all commercial zones. Canopies over gasoline pumps will be eliminated as a use. Restaurants with outdoor dining will be permitted in the CG and CH zones and require a CUP in the CN zone. Other added uses include apartments above the first floor and kennels with indoor and outdoor runs.

In the section on public and semi-public uses, day care centers and preschools will be a permitted use in the CN zone and prohibited in the CH zone. Churches will be allowed in all zones.

A market analysis will not be required to establish a CN zone (11.2.A.1).

A park model can be a temporary construction office, but a mobile home cannot (11.3.A).

A regulation on music emanating from an outdoor dining area was added (11.3.P).

SECTION 12: INDUSTRIAL ZONES

The maximum height of buildings in all industrial zones is proposed to be changed to 40 feet (12.2.B).

SECTION 13: SPECIAL PURPOSE ZONES

In the Manufactured Home Park (MHP) Zone, a mobile home has been dropped from the list of permitted uses and park model added (13.1-4.A).

The setback from the National Forest boundary (side or rear yard setback) is proposed to be reduced to 80% percent of the required setback, but not less than 5 feet (13.1-5 and 13.2-3).

Credit will be given for existing landscaping on manufactured home spaces in manufactured home parks (13.1-6.E).

Provision to allow a rehabilitated mobile home in the MHP Zone has been eliminated (13.1-6).

With a commitment from the Sanitary District, the requirement for a wastewater system report in order to establish a manufactured home park will be waived (13.1-11).

A mobile home will not be an allowed use in the Planned Community, Resort Commercial, Mineral Resource or Residential or Manufactured Home Zones (13.3-2, 13.7-2, 13.9-2 and 13.11-2).

The statutory authorization section of the Floodplain Management Overlay Zone will be updated to reflect the authority given to the Town with regard to floodplain regulation (13.6-1).

Rather extensive changes are proposed to Section 13.10, the Design Review Overlay Zone. This zone will be converted to a design review regulation that will incorporate the design standards and guidelines from the Design Review Overlay Zoning document. The DRO guidelines that will not be located in this part of the Ordinance will be found in other parts of the Ordinance (13.10-3).

The design review section has also been changed to only require approval of development that constitutes a substantial change in the appearance of a site or building (13.10-2.B). Presently, any change requires the approval of a site plan.

The allowance for rehabilitated mobile homes in the Residential and Manufacture Home Zone has been eliminated (13.11-3.A).

SECTION 14: SPECIAL USES AND CONDITIONS

The allowed frequency of special events has been increased from three times a year to five times a year (14.1.A).

The length of time that a security trailer can remain on a construction site has been clarified to be 12 months (14.1.F).

Section 14 is also deals with Temporary Use Permits (TUP) (14.1). In the relatively short time that the Town has been in existence, staff has had requests for some uses that perhaps should be allowed by temporary use permit, but are not specifically listed. These include a coffee kiosk and a temporary sign

(banner). The Planning and Zoning Commission may wish to consider adding these and perhaps other temporary uses to the list of those eligible for a TUP.

SECTION 15: OFF-STREET PARKING

Credit will be given for tour bus parking provided at hotels and motels (15.2.C).

Landscaping in parking lots has been reduced by a change in the ratio of trees per square foot of parking area (15.3.B).

SECTION 16: SIGNS

A definition for a visitor information sign has been added (16.1). A visitor information sign will be allowed in commercial zones (16.7.A.5).

A property owner will have more time, six months, to remove a sign for a discontinued business. The owner will have the option of just removing the sign message, allowing the sign structure to remain (16.2.F).

Fluorescent signs will be prohibited (16.2.S).

The base of a freestanding sign will have to be landscaped (16.2.T).

Additional provisions from the Design Review Overlay Zone have been added regarding flags and the height of flag poles (16.4.D).

Language has been added to clarify that signs on corner lots will get the benefit of both street frontages in the computation of allowed sign area (16.7.A.1.c).

Increases in sign area for commercial free standing signs and wall signs have been added (16.7.A).

SECTION 17: LIGHTING

This section deals with outdoor lighting. The lighting section in the existing Ordinance (County) provides for 3 zones with each zone having its own regulations. The regulations in each zone differ by the distance from astronomical observatories. Tusayan is in the least restrictive zone. However, based on direction from the Council provided to staff early last year, a more rigorous regulation was drafted by staff for the revised Ordinance.

With a few exceptions, this is the same regulation that was reviewed by the Planning and Zoning Commission on March 24th of last year. That version of the regulation has been revised to reflect the comments and suggestions of the Airport Manager and a representative of the Naval Observatory.

Specifically, the definition of airport lighting and the section dealing with the exemption for airport lighting systems have been changed (17.8.A). The changes made as a result of input from the representative of the Naval Observatory are of a more technical nature and facilitate administration of the regulation.

There is a statement in the "Purpose and Intent" that encourages a transition from high energy lighting to more energy efficient lighting (17.0.B).

Several definitions have been added to assist in the administration of the more technical aspects of the code (17.3).

Narrow spectrum amber LED will be added as a preferred light source (17.4).

The requirements for lamp source, shielding of light emissions and total outdoor light output will be revised based on input from the expert from the Naval Observatory (17.5.B and C).

The holiday lighting restrictions have been changed to be more flexible (17.8.B).

SECTION 18: LANDSCAPING

Parts of this section are proposed to be changed to be consistent with the Design Review Guidelines. These changes include "Purpose and Scope" (deleting drought tolerant plants), the definition of "drought tolerant", landscape material requirements and preferred materials (18.1, 18.3, 18.4.C, 18.5.B).

Credit will be allowed for existing landscaping (18.5.A).

Changes to require the use of effluent to irrigate landscaping have been included (18.5.A.5).

SECTION 19: NONCONFORMING SITUATIONS

Instead of the Board of Adjustment, the Hearing Officer will be able to grant a Variance from setbacks with regard to a nonconforming lot (19.4.B).

The time period before a nonconforming sign is considered to be abandoned has been expanded from 180 days to 6 months (19.5.G).

The ability to expand a nonconforming mobile home park has been eliminated (19.6.B).

The provision allowing the replacement of a non-conforming mobile home on an individual parcel with another mobile home, with the approval of a CUP, will be dropped from the Ordinance (19.6.C).

The section allowing 100 percent expansion of a nonconforming business use is based on a County statute and will be eliminated in the new edition of the Zoning Ordinance (19.7).

Another proposed change will eliminate the ability to exchange one non-conforming use for another with the approval of a CUP. This provision is not consistent with the idea that reducing the overall number of non-conforming uses in a community is generally a good approach to community development (19.9).

SECTION 20: ADMINISTRATION

In sections that refer to notification of surrounding property owners, the distance has been changed from 300 feet to 150 feet, which is consistent with the distance in the legal protest provisions (20.3-2, 20.4-4, 20.5.B and 20.7-2).

The section that provides for a protest by adjacent property owners to a zoning amendment has been changed to reflect the law as it relates to cities and towns (20.4-11.C).

Notice provisions for zoning amendments have been updated to reflect changes in the state law (20.5.C).

Sections and subsections will be added and modified explaining the duties, responsibilities and procedures to be followed in matters considered by the Hearing Officer (20.7).

A section dealing with the purpose, membership, organization, and authority of the Board of Adjustment will be added (20.8).

A section will be added outlining the duties of the Zoning Administrator (20.9).

SECTION 21: GENERAL PLAN

In addition to a change in the title (proposed to be changed to "Tusayan Area Plan), there will be other changes reflecting the change from a County Plan to the Tusayan Area Plan. Additional changes to this section will be required in the future when the Town adopts a General Plan.

FISCAL IMPACT: The only direct fiscal impact of moving forward with the proposed revisions of the Zoning Ordinance would be the cost associated with the required legal notice and public hearings. Staff does not foresee any significant fiscal impact to the Town government associated with the approval and implementation of the proposed changes.

RECOMMENDATION: Since this is a workshop, an official action by the Commission is not appropriate. Staff suggests that the Commission review and discuss the proposed ordinance changes and provide staff with guidance with regard to the changes as well as any other changes the Commission wishes to see. Staff will begin the public notification process when the Zoning Ordinance is ready to move forward for public hearing by the Planning and Zoning Commission.

Attachment:

Updated Draft of Zoning Ordinance